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EXHIBIT 3

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WALLACE E. HUTTON
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April 7, 1972

John M. King, Esquire
9863 Main Street
Damascus, Maryland 20750

Re: D. A. Foster Property
Lewistown, Maryland

Dear John:

A search of the Land Records for Frederick County in connection with the abovementioned property reveals as follows:

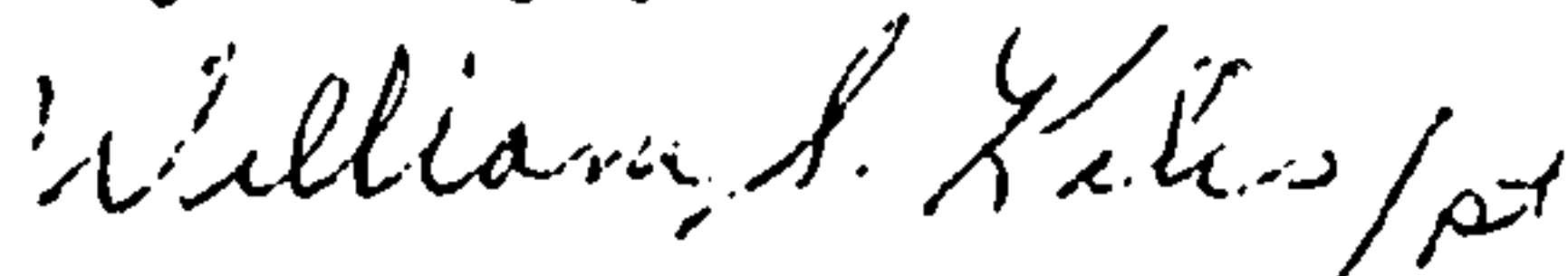
The property was owned by John McPherson, who in April, 1839 in Liber H.S. 8, folio 505, sold the property to Frederick A. Schley. Schley retained titled until May 2, 1864, when by a deed recorded in Liber J.W.L.C. 1, folio 517, he transferred the property to a Henry C. Worman. Worman then subdivided the property as shown on Mr. Rothenhoefer's Plat entitled "Henry C. Worman, et al". Henry Worman disposed of all of the lots except Lot No. 2, it being the 13 acres in question.

A search of the Land Records of Frederick County revealed no out conveyances of this property from the date of Mr. Worman's acquisition until his death in 1909. Under Mr. Worman's Will recorded in the Office of the Register of Wills for Frederick County, in Liber W.B.C. 2, folio 96, Mr. Worman left all of his property to his surviving wife, Emma F. Worman. I find no reference either in the Land Records or in the Will Records as to any children or other possible heirs of Henry C. Worman except Emma F. Worman. In addition, I find no estate or Will for Emma F. Worman.

In addition, I have searched the Land Records of Frederick County for property acquired by Dr. T. E. R. Miller, from 1864 to 1916, and it appears that Dr. Miller acquired no property during those dates which resembles the 13 acres in question. In addition, it appears that neither Ephraim Delaplane or Joshua during the same period of time acquired any property resembling the 13 acres.

In conclusion, it is my opinion that Henry C. Worman died with the legal title to the in questioned land whereupon it passed to his wife and/or heirs.

Very truly yours,



William S. Kalis

WSK:pt